

Carl R. Kurfman

Tax ID No: 3401408

Internal Reference: ILRP_QM_PI_011

Legal Description of Property

That certain tract of land, being the S1/2 of the SE1/4 of S8 and all that part of the NE1/4, lying North of State Highway 104 of S17, T3S, R4W of the Fourth Principal Meridian, Pike County, Illinois, as described in that certain Warranty Deed dated January 21, 2011 and recorded in Book 804, Page 249, Deed Records, Pike County, Illinois, less and except any conveyances heretofore made.

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Easement Legal Description

A 9.591 ACRE TRACT OF LAND SITUATED IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8 AND THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 4 WEST OF THE 4TH PRINCIPAL MERIDIAN, PIKE COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO CARL KURFMAN, TRUSTEE OF THE NEAL KURFMAN FAMILY TRUST, RECORDED IN BOOK 767, PAGE 330 AND DESCRIBED AS TRACT 1 IN DEED TO CARL R. KURFMAN AND BOUPHARAC K. KURFMAN, HUSBAND AND WIFE, RECORDED IN BOOK 804, PAGE 249 OF THE DEED RECORDS OF PIKE COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID SOUTH 1/2, FROM WHICH A RAILROAD SPIKE FOUND AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 BEARS SOUTH 00 DEGREES 00 MINUTES 55 SECONDS EAST, A DISTANCE OF 2,735.24 FEET, SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N:1146576.42, E:2094691.10;

THENCE NORTH 01 DEGREES 41 MINUTES 25 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 152.51 FEET TO A POINT FOR CORNER;

THENCE SOUTH 77 DEGREES 54 MINUTES 31 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 1,951.74 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 12 MINUTES 43 SECONDS EAST, A DISTANCE OF 833.53 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID SOUTH 1/2, FROM WHICH A 5/8-INCH IRON ROD WITH A RED CAP STAMPED "J. HART 35-3461" FOUND AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 4 WEST OF THE 4TH PRINCIPAL MERIDIAN BEARS NORTH 47 DEGREES 44 MINUTES 38 SECONDS EAST, A DISTANCE OF 3,722.47 FEET;

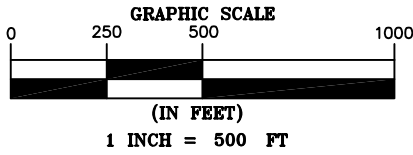
THENCE SOUTH 01 DEGREES 40 MINUTES 44 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 150.02 FEET TO A POINT FOR CORNER;

THENCE NORTH 89 DEGREES 12 MINUTES 43 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 846.04 FEET TO A POINT FOR CORNER;

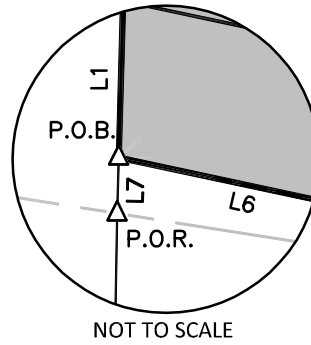
THENCE NORTH 77 DEGREES 54 MINUTES 31 SECONDS WEST, A DISTANCE OF 1,939.05 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 417,778 SQUARE FEET OR 9.591 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.

EXHIBIT 1



DETAIL "A"



RONALD P. BROCCARDO,
VIRGINIA L. BROCCARDO,
AND RONALD J. BROCCARDO
BOOK 476, PAGE 176
D.R.P.C.I.
ILRP_QM_PI_009
ILRP_QM_PI_010

TRACT 1
CARL R. KURFMAN AND
BOUPHARAC K. KURFMAN,
HUSBAND AND WIFE
BOOK 804, PAGE 249
D.R.P.C.I.
ILRP_QM_PI_011
ILRP_QM_PI_012

PROPOSED 150'
WIDE EASEMENT
9.496 ACRES
(413,632 S.F.)

SECTION 8
TOWNSHIP 3S
RANGE 4W

SECTION 9
TOWNSHIP 3S
RANGE 4W

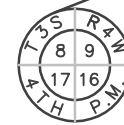
TRACT 1
TERRY G. MARTIN,
EXECUTOR OF THE
ESTATE
OF CLESTA M. MARTIN
BOOK 805, PAGE 267
D.R.P.C.I.
ILRP_QM_PI_013

SEE DETAIL "A"

RONALD P. BROCCARDO,
VIRGINIA L. BROCCARDO,
AND RONALD J. BROCCARDO
BOOK 476, PAGE 176
D.R.P.C.I.
ILRP_QM_PI_009
ILRP_QM_PI_010



TRACT 1
CARL R. KURFMAN AND
BOUPHARAC K. KURFMAN,
HUSBAND AND WIFE
BOOK 804, PAGE 249
D.R.P.C.I.
ILRP_QM_PI_011
ILRP_QM_PI_012



JIMMY L. MARTIN,
JANICE K. WHITE AND
GARY W. MARTIN
BOOK 811, PAGE 37
D.R.P.C.I.
ILRP_QM_PI_014

SECTION 17
TOWNSHIP 3S
RANGE 4W

SECTION 16
TOWNSHIP 3S
RANGE 4W

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N01°35'37"E	152.55
L2	S77°54'31"E	1906.48
L3	S89°08'17"E	850.92
L4	S01°24'03"W	150.01
L5	N89°08'17"W	864.26
L6	N77°54'31"W	1893.43
L7	S01°35'37"W	27.19

LEGEND

D.R.P.C.I.

P.O.B.

P.O.R.



DEED RECORDS
PIKE COUNTY, ILLINOIS
POINT OF BEGINNING
POINT OF REFERENCE
CALCULATED POINT

SECTION LINE (APPROXIMATE)

PROPERTY LINE (APPROXIMATE)

PROPOSED EASEMENT CENTERLINE

PROPOSED EASEMENT

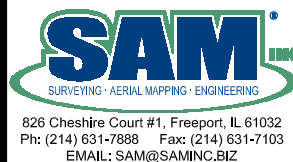
NOTES:

1. ALL INFORMATION SHOWN HEREON IS FOR PRELIMINARY PURPOSE ONLY.
2. BOUNDARY LINES SHOWN HEREON ARE CALCULATED FROM BOTH RECORD INFORMATION AND PRELIMINARY ON THE GROUND SURVEY INFORMATION. FINAL EASEMENT DOCUMENTATION WILL BE PROVIDED UPON COMPLETION OF THE FINAL SURVEY.
3. SURVEYING AND MAPPING, INC. ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION PROVIDED BY OTHERS.

STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 11/12/2013
SCALE: 1" = 500'
TRACT ID: ILRP_QM_PI_011
DRAWN BY: TJC



PURCHASE OPTION EXHIBIT
150' TRANSMISSION LINE EASEMENT
QUINCY TO MEREDOSIA
SECTIONS 8 AND 17, TOWNSHIP 3 SOUTH,
RANGE 4 WEST OF THE 4TH PRINCIPAL MERIDIAN
PIKE COUNTY, ILLINOIS

ILRP_QM_PI_011_POE_R5.DWG